

Burlington Development Review Board

149 Church Street, City Hall

Burlington, VT 05401

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Austin Hart, Chair
Jonathan Stevens
Brad Rabinowitz
Israel Smith
A.J. LaRosa
Alexandra Zipparo
Geoff Hand
Jim Drummond (Alt.)



BURLINGTON DEVELOPMENT REVIEW BOARD Tuesday, September 15, 2015, 5:00 p.m. Contois Auditorium, City Hall, 149 Church Street, Burlington, VT Minutes

Board Members Present: Geoff Hand, Austin Hart, Brad Rabinowitz, Israel Smith, Alexandra Zipparo, J.J.LaRosa, Jim Drummond
Board Members Absent: Jonathan Stevens
Staff Present: Scott Gustin, Mary O'Neil, and Anita Wade

I. Agenda

Board considers the recommendations of staff on 83 Hyde Street. Applicant wants to proceed with public hearing.

II. Communications

Letters pertaining to 83 Hyde Street are accepted.

III. Minutes

IV. Consent

1. 13-0019CA; 11 Lakeview Terrace (RM, Ward 7) David Del Piero

Time extension for renovation and addition to existing single family home. (Project Manager, Mary O'Neil)

ISmith recused.

M.ONeil asked Board to consider this request since applicant's job has him out of the country.

Board members accept this as a consent item.

No one from public to speak on item.

B.Rabinowitz moved to approve application and accept staff recommendations.

A.Zipparo seconds the motion.

Board Vote 6-0

2. 13-1318CA; 79 Front Street (NC, Ward 3) Emma J. Mulvaney-Stark

Time extension to construct new 2-story addition at rear of existing single family home and associated site improvements. Install new fence on north and south sides. (Project Manager, Scott Gustin)

Board members consider as consent item.

A.Hart swears in applicant and then asks if she has seen and accepts staff recommendations.

M.Moir said yes.

No one from public to speak on item.

B.Rabinowitz motions to approve application and adopt staff findings.

G.Hand seconds the motion.

Board Vote 7-0-0

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3. 16-0266CA; 25 Cherry Street (D, Ward 3C) Burlington Harbor Hotel Group

Construct open air pavilion and masonry barbecue with structure to cover existing outdoor dining and event space. (Project Manager, Scott Gustin)

A.J.LaRosa recused

A.Hart asked if applicant has concerns about staff recommendations.

J.Wallace has seen consent agenda and has no concerns.

No one from public to speak on item.

A.Zipparo motions to approve the application and adopt staff recommendations.

B.Rabinowitz seconds the motion.

Board Vote 6-0

V. Public Hearing

1. 16-0205CA; 1127 North Ave (NAC, Ward 4) David Hauke

Construct car wash. (Project Manager, Scott Gustin)

Applicant sworn in. Asked by Board to focus on issues raised by staff.

D.Hauke says there are no problems with issues raised by staff. Describes a 2000 sq ft car wash building with two self-sufficient bays, a small office open between 7am and 8 pm Near Ethan Allen Cinema.

A.Hart asked questions the issue of noise and distance to residential area.

D.Hauke said Leddy Park Road is 50 ft away and residential is 100 ft away. Vacuums are directed toward shopping center and sound is contained behind garage doors.

B.Rabinowitz questions how exhaust is handled.

D.Hauke directed back toward shopping center.

A.Hart is there a special treatment for cleaning cars with oil or is DPW asking for oil separator a waste water plan.

D.Hauke speaks about the 2500 holding tank onsite. Presently going through waste water treatment and stormwater treatment planning with DPW.

B.Rabinowitz there is not a lot of cuing for cars.

D.Hauke will be able to fit 4 or 5 cars with the majority of people from the shopping center. Not anticipating huge lines.

B.Rabinowitz is there a rooftop unit.

D.Hauke decided it was unnecessary.

A.Zipparo how water is handled and drained during winter months.

D.Hauke water will be heated.

A.J.LaRosa will water be drained.

D.Hauke yes it will.

I.Smith asks if project is major impact.

M.ONeil staff does not consider this project major.

D.Lane an adjacent neighbor expressed concern about nighttime lighting and the effect.

D.Hauke said only one additional parking light is being added to building. Though lighting may be left on all evening for safety, there is no exterior lighting and none shine off site.

B.Rabinowitz are there canopy lights.

D.Hauke there one canopy light near the office door and one near each garage door

Public Hearing was closed at 5:23pm

4. 15-1123CA; 83 Hyde Street (RM, Ward 2C) Nathan Cross

Remove existing side porch, remove rear addition and construct new 1 1/2 story addition to home. (Project Manager, Mary O'Neil)

Applicants sworn in.

No one from public spoke or asked questions on item.

A.Hart asked applicant to focus on providing additional information sufficient for findings of fact.

N.Cross introduced himself as the owner, and A.Heath as the contractor.

N.Cross project proposes to eliminate back portion of house along with re-construction consisting of 1 ½ story building.

A.Heath copies of materials and erosion reports are available.

N.Cross met with DAB and staff addressing the suggestions and recommendations of both.

A.Hart asked for the applicant's materials to be distributed.

Applicants passed out materials to Board addressing points from staff notes.

Applicants discussed setback issue in relation to neighboring properties and the need to review setbacks and averages from surrounding properties. Finding that the porch may be 3 ft out of compliance.

M.ONeil said may have gone too far in one direction.

B.Rabinowitz commented that there is not much of a site plan and would like to see site plan with setbacks.

A. Hart suggested moving the porch to be in compliance and mentioned that the DAB said the entry way was important as the main entryway from Hyde St. Code enforcement is asking for the porch to be built with non-combustible materials. Porch may need to be built on a smaller scale/dimensions. Noted this issue may need further discussion and considers this an open item.

Applicant defined roof height handing out roof sketch to Board. Architect has 8ft ceilings.

A.Hart questions the gable height of 6 ft.

N.Cross said the cross gable was a DAB request to meet code.

Board asked for a revised plan regarding outdoor lighting, the type of fixtures and whether they were properly shielded or excessively bright.

I.Smith asked applicant if half window in bathroom could be changed to a real window.

A.Hart asks if findings have been provided to DPW for stormwater management and erosion control.

MONeil said the Planning and Zoning Department has not received a CPCSP.

A.Heath said DPW is getting ready to sign off on the plan.

A.Hart asked applicant to provide a more defined a landscaping plan with descriptions on screening from adjacent properties and the buffers.

A.Heath spoke about the materials being used on the project; aluminum siding, reveal, and corrugated metal roof and double hung windows.

Board asked applicant for more detail on the double hung windows specs, site plans dimensions, and new setbacks for the porch.

A.Hart asked if there was exterior mechanical equipment.

N.Cross said there was none.

Public hearing was closed based on the need for more information. Recommended continuing the public hearing at a later time.

A.Hart said the Board needs to receive materials a week in advance.

A.Hart motioned to continue public hearing on Oct 6th.

B.Rabinowitz seconds this motion.

Board Vote 7-0-0

Public Hearing was closed at 5:56pm.

VI. Other Business

VII. Adjournment

Meeting adjourned at 5:58pm.

Austin Hart, Chairperson of Development Review Board

Date

Anita Wade, Planning and Zoning Clerk

Date

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential.

This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.